



City of Seattle
Seattle Department of Neighborhoods



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WASHINGTON**
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Ex-Officio Members

Steve Sheppard – DON
Theresa Doherty – UW

**City of Seattle - University of Washington
Community Advisory Committee**

DRAFT Meeting Notes

Meeting #118

May 8, 2012

University of Washington Tower
4333 Brooklyn
Seattle, WA 98105
22nd Floor

Members and Alternates Present

Matt Fox, Co-chair, UDCC Betty Swift, PB/RCC Brett Frosaker, RBCA
Barbara Quinn/University Park Chris Leman

Staff and Others Present

Steve Sheppard, DON	Theresa Doherty, UW	Jan Arntz
John Lebo	Bill Gaylord	Ted Pantone
John Morasco	Todd Johnson	Jeannie Muiv
Edna Shim	Eli Goldberg	Kyle Rone
Anne Gantt	Lyndsey Cameron	Rebecca Barnes

I. Welcome and Introductions and Housekeeping

The meeting was opened by Matt Fox. He noted that a quorum was not present so that no formal actions could be taken. Brief introductions followed. Matt Fox informed the group that Theresa Doherty has asked if the Children's Hospital/UW Housing project presentation can be moved up on the agenda.

II. Update on Terry Hall

John Lebo was introduced to give a presentation on the Terry Hall project. Mr. Lebo stated that the Terry Hall project will be the next project in the Student Housing Campus Phase of the Master Plan Implementation.

Construction for Lander Hall will start in June of this year and next projects will be Maple which will replace the center building which is the current dining facility for Terry Lander and then Terry Hall will be replaced.

One of the more exciting components of the design concept with the removal of the existing Terry Lander is the reopening of the street grid on 12th and 11th Avenues. This is

The City of Seattle-University of Washington Community Advisory Committee (CUCAC) is a joint committee appointed by the University of Washington and City of Seattle to advise both on the community impact of planning and development activities at the University of Washington and in the immediately surrounding community. For more information on CUCAC activities call either: Steve Sheppard – City of Seattle (206) 684-0302 or Theresa Doherty – University of Washington (206) 221-2603.

small, there are communal bathrooms, and low ceilings. Studies also showed that the cost of renovations exceeded the cost of new construction. New construction we can provide amenities for the students not available in the existing building as well as take down the existing high-rise buildings and open up the street grid and make it more of an urban inviting housing project

The project will include the demolition of the center building, and construction of two new buildings. Both will be about 8 stories tall about 7 floors above grade with underground parking. As with the existing Phase I student housing projects nearing completion on NE Campus Parkway, the lower two floors will have the Housing and Food Services offices as well as services and common spaces for the students. Target is about 1,150 beds between the two buildings, with two beds per room.

Mr. Lebo noted that there are some existing trees on the site that will be moved. This includes four exceptional trees. More trees than are removed will be planted after construction. It will enhance the street environment.

Mr. Lebo acknowledged that the University was receiving some comments both from CUCAC members and others in the neighboring communities that buildings are ugly and other negative feelings. However, Mr. Lebo noted that most of the feedback from students has been very positive. The first phase was designed and built by one firm and the next phase will be designed by other architectural and construction firms. The new buildings will not have the same black brick as the earlier buildings. Other peoples comments were they thought it was a wood building and they were wondering when the tar paper would be covered.

Matt Fox asked how parking would be handled. Mr. Lebo responded that there will be building over the surface parking that is there now, plus an underground parking garage. There is a slight increase in parking.

III. Children's UW Housing Project Update

John Morasco, Security Properties Chief Development Officer, was introduced to present the Children's/UW housing project. Mr. Morasco stated that he will be the person responsible for this development. Security Properties was chosen from other local and national developers that made proposals to Children's Hospital and the University of Washington to develop the site. Mr. Morasco stated that Security Properties and their Architects have come up with what they believe is a very unique and interesting approach to the development of the property. He noted that this approach was dictated in part by the unique nature of the site itself which is very long, slopes in two different directions north and south east and west, is very narrow at the southern end, and almost comes to a point narrowing to only 48 feet of developable width at the south end widening as you go north to 47th.

Mr Morasco introduced the project team who went over the schematic designs. The schematic design phase has been completed for the project. 185 units are now propose, with many having 2 or 3 bedrooms. The mix includes 58 two bedroom units and 8 three bedroom units

The design approach is to split the block into 3 chunks. This not only improves connections east west in the University District from Wallingford into the U-District and back but also gives a lot of corners which accommodate a two bedroom unit very nicely. The through block connections provide public common space and a northern plaza which will accommodate a mix of uses including retail at the plaza edges as well as residences and the management and leasing offices and the main residential entry will all circulate off of this plaza. One of the conditions provides a

level of affordable housing targeted to the general work force whose income is at or below 75% of the area median. It is very likely that the project will be brought into the City of Seattle's MFTE Program, which is another affordable housing program where the number of affordable units is increased from the requirement that Children's had as part of their program to a total of 20% of the units developed here, of the 185 units 20% of those will be targeted to restricted incomes.

Bill Gaylord, founding Principle of GGLO, went over a list of the guiding principles for the project. First and foremost is to enhance and revitalize the community and to create innovative and successful model for workforce housing by providing affordable and family supportive housing, encourage multi-model opportunities such as: walking, biking, using the transit here today and the transit coming with the light rail system, achieve LEED Silver rating, and to incorporate local art. Another goal is to break the block into three individual buildings to better coordinate with the feeling of the surrounding area.

Todd Johnson, Children's Hospital, Stated that the project has gone through the early design guidance with the Northeast Design Review Board and received great feedback from them and others.

IV. UW Police Department Site Selection Process

Theresa Doherty noted that after considerable input from neighborhood interests the UW Administration changed their decision to locate the UWPD site from site 2A to site 2B. Both are parking lots in the West Campus. Ms. Doherty noted that the UW needs a University Public Safety facility that's equal to the 21st century demands on public safety. The University Police are currently housed in a facility that was built as kind of a warehouse and marine oriented facility on Boat Street. The opportunity has arisen for the University to transfer that piece of property to the State as a part of their mitigation of the impact that 520 project would have on part of the arboretum. The federal law requires that they find and create an equivalent waterfront passive public park space in mitigation.

The second site is located one block east of the first site selected. It has great access and visibility to 15th and University Way; it is not from the 40th Street entry to the campus.

V. Greenways

Eli Goldberg and Anne Gantt were introduced to discuss the Neighborhood Greenways Project. They noted that they are working to establish greenways in the U-District. The intent is to create a system of bicycle and pedestrian friendly streets connecting key locations within neighborhoods. The idea is to create streets that are used not just for vehicles or freight but also for bicycles and for the people that actually live nearby. We are looking at streets with low traffic volumes, low speeds, where people that are walking and bicycling and how live on the street have priority.

Trying to shift the bicyclist who don't feel comfortable on the major arterials to a side street that is close to their destinations but where you might ride with your children or where you might ride if you're a new rider and don't want to be next to cars going 50 miles an hour.

The actual idea started in the University District and has now spread to 13 neighborhoods that have active groups working on planning greenways in their communities. Greenway planning and development is now ongoing on Beacon Hill; Wallingford; and Laurelhurst, thanks to Children's Hospital. The U-District is being left behind and the hope is that this will change.

They noted that, given the slower progress in the University District, they are presently focusing on gathering community input and making sure our vision's consistent with what the community needs and trying to get data on what type of streets would be good for installation and making sure it is actually feasible to install greenways in the University District. We are working with DPD and SDOT on getting on the Bike Master Plan.

They noted that Greenways are complementary to other strategies in the Seattle Bicycle Master Plan along with bike boulevards, bike lanes, any other interventions that might be out there. As the bicycle master plan gets reopened with SDOT it is one of their tools. Greenways are attractive since they are both cheaper and quicker to implement than just about any solution and more respectful of other transportation modes, particularly pedestrians. They are not intended to meet the needs of your spandex clad warriors that are out there doing their bike commutes, and are instead targeted at conversation pace riders. At this point, many have proposed for 12th Avenue as the first possible location for a Greenway in the University District. They noted that arterials would never be turned into greenways as they are meant to carry more traffic

VI. Adjournment

No further business being before the Committee the meeting was adjourned.